

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

(2:11)

A Public Hearing was held to update the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites.” The Commission accepted recommendations from the Designations Subcommittee for the proposed removal of structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Present: Jake Jacobus, Associate Planner/Urban Historian
Jaime Limón, Design Review Supervisor

Chair La Voie emphasized that the purpose of the Potential Historic Structures/Sites List is to identify properties that are *potentially* significant historic resources in Santa Barbara. The Commission’s task was to update the Potential List by: 1) reviewing an existing list in order to remove properties that were placed on the list without a known reason; and 2) determining the properties that should remain on the list. The criteria for selecting a property to stay on the Potential List includes one or more of the following: it should be of a certain age, is a good example of a style of architecture from a particular period, was designed by a renown architect, or is connected to someone important in the history of the City of Santa Barbara. Chair La Voie stated that the restrictions for buildings on the Potential List are minor and determined only through a Historic Structures Report review process. The Potential List is in accordance with the City’s Demolition Ordinance which has determined that any building over 50 years old needs to be evaluated before a demolition permit is issued.

Staff comments: Mr. Jacobus stated that some of the buildings were placed on the Potential List twenty five or thirty years ago. Some of the buildings listed have disappeared from the site; others were altered and do not necessarily qualify as historic; and still others simply do not have a reason to be on the list. A Historic Landmarks Commission hearing was held February 7, 2007. The Commission voted to have 35 properties removed from the Potential List at that time.

Mr. Jacobus stated that there were 11 additional properties reviewed by the Designations Subcommittee and one of those properties, 3301 Laurel Canyon Road, was identified as not being worthy to be on the Potential List because: 1) It is not a significant example of the architecture it represents since it had a number of alterations. 2) A historic structures report determined it was not historically significant. The building is unstable and the foundations were constantly being repaired. Mr. Jacobus mentioned that, in anticipation of the building demolition, the applicant had large-format photography taken of the building.

Mr Jacobus stated that there are now 36 properties on the list of recommended buildings to be removed from the Potential List. He also mentioned that two property owners were present to request that their homes be removed from the list. In addition, the owner for the property at 1816 Santa Barbara Street, who was not able to attend the Subcommittee review meeting, was also in attendance to address the Commission.

Public comment opened at 2:18 p.m.

1. **Jeanne Ullom**, 28 E. Valerio Street, requested that her property be removed from the list. Her family purchased the home in December 1979. It is the only single-family home on her block and all other buildings have been turned into businesses, rentals, a halfway house, a day care center, and condominiums. She has considered that it could become a financial hardship for her if the property remains on the Potential List because, being in an R-3 zone, if she decides to sell in the future a potential purchaser may not be allowed to construct condominiums or develop the property.
2. **Addison Cook**, 1816 Santa Barbara Street, commented his family is honored that the City would want their property considered for historic designation, but the owners do not want it to be designated. **Mr. Jacobus commented** that the house was designed by the architectural firm of Soule, Murphy and

Hastings. The home has a one-story bedroom addition that was done in 1977. Mr. Jacobus pointed out that the main block of the building is intact the way it was originally designed and it is a nice example of the Monterey Style.

3. **Trevor Martinson**, 1849 Mission Ridge Road, representing Dr. and Mrs. John Clark, stated that he asked Staff to confirm with the City Attorney's Office how CEQA Guidelines Section 15169 was utilized to establish the Potential List. He mentioned that the HLC Ordinance references Section 15169, but that it is for proposed projects that are identifying the environmental character and constraints of an area, and commented that the Potential List has nothing to do with an environmental impact. **Mr. Limón responded** that, under CEQA provisions, the City has sufficient authority to set goals and methods to identify historic resources within its boundaries. The Potential List is used to flag parcels that have potential significance. He emphasized that the Planning Division is not advocating, at this time, that the properties on the Potential List be designated. **Mr. Martinson responded** that the City has exceeded its limits and it should be clarified by the City Attorney's Office. He also mentioned that a similar residence (designed by George Washington Smith and built in 1922) was put on the market and could not be sold for a year. The property was a City Landmark and was sold for less than what it was worth. He considers it would be the same if the property is on the Potential List. He mentioned a contacted insurance group stated the insurance premium would increase two to three times and that, now that the property has been designated, in case of a natural disaster the HLC would impose standards to rebuild. **Chair La Voie responded** that, if destroyed by a natural disaster, a *designated* property would no longer be rebuilt because its landmark status is not extended with the loss of the building. **Mr. Martinson responded** that, if partially destroyed, it would be considerably expensive to repair the damages to its current condition, including wrought ironwork and other artifacts requiring replacement. He agreed that it is perfectly all right to consider whether a property is a historic resource when a demolition is proposed, but insisted that the property not be designated as a landmark.
4. **Kellam De Forest**, local resident, thanked the HLC and the Subcommittee for keeping these properties on the Potential List and commented he considers it important to retain the character of Santa Barbara.

Public comment closed at 2:35 p.m.

Chair La Voie and Commissioner Murray clarified that the Potential List is a recognition of a property's age, history and provenance; and again emphasized that it is *not a historic landmark designation* of the 1849 Mission Ridge Road property, but rather identifying it as a *potential* historic resource.

Straw votes: How many commissioners would want the property at 28 E. Valerio Street *removed* from the Potential List? 0/7. (All opposed.)

How many Commissioners would like the property at 1816 Santa Barbara Street to *stay on* the Potential List? 7/0, (All agreed.)

How many Commissioners would support *removal* of the property at 1849 Mission Ridge Road from the Potential List? 0/7. (All opposed.)

Motion: 1) To remove the thirty-six properties recommended ***to be removed** from the Potential Historic Structures/Sites List. 2) The Commission concludes that the ten properties recommended by the HLC Designations Subcommittee **#to remain** on the Potential Historic Structures/Sites List are historically significant by their own aesthetic merit and provenance and shall remain on the list.

Action: Boucher/Naylor, 7/0/0. (Hausz absent.) Motion carried.

Mr. Jacobus announced the ten day appeal period.

*The following properties were recommended **to be removed** from the City of Santa Barbara Potential Historic Structures/Sites List:

<u>Address</u>	<u>APN</u>
222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. at Ball Park	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
900 Block of De La Vina Street	Various
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
3301 Laurel Canyon Road	055-172-003
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
300-320 W. Pueblo Street	025-102-001
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
1036 Rinconada Road	029-240-008
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008

#The following properties, reviewed by the Historic Landmarks Commission Designations Subcommittee at the direction of the full Commission, were recommended by the Subcommittee **to remain** on the City of Santa Barbara Potential Historic Structures/Sites List:

2120 Anacapa Street	025-251-009
1505 Chapala Street	027-222-025
2330 Chapala Street	025-121-014
1812 Garden Street	027-051-017
906 W. Mission Street	043-073-012

1849 Mission Ridge Road
1816 Santa Barbara Street
425 Stanley Drive
2331 State Street
28 E. Valerio Street

019-090-020 (Representative spoke during the public hearing.)
027-042-011 (Owner addressed the Commission during the public hearing.)
051-273-004
025-122-004
027-182-022 (Owner addressed the Commission during the public hearing.)